



MEETING: Site Review Committee
SUBJECT: Thai & Japanese Restaurant
ADDRESS: 607 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: November 27, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Mingyan Zhou Engineering Dept. (219) 462.1161
mzhou@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
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Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us
Media

PRESENTERS:

Richard Kolasa, Kin Khao Thai
(219) 916-6495 / gentech91@yahoo.com
Ittaya Kolasa, Kin Khao Thai
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The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Thai and Japanese Restaurant to be located at 607 Lincolnway. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: This building has already been established as a restaurant. Kolasa said they will be painting and doing touch-up work. New appliances will be added for preparation of the Thai food and Sushi Bar. The hood and fire suppression system are existing. The occupancy of the building will 55 – 40 seats for diners plus 15 staff. Kolasa mentioned there is an outdoor patio that will be used during the summer months. Kent asked if there will any kitchen improvements. Kolasa said they will be adding a produce washing sink.

STAFF COMMENTS:

MCGINLEY: Public Works is concerned with anything within the City right-of-way or alleys. Since the work appears to be internal there are no exterior improvements, McGinley provided no comments. McGinley mentioned that the sidewalks along Lincolnway and the ADA ramp at the intersection were recently improved. Public Works is also concerned about solid waste and recycling. The plans note the use of dumpsters. McGinley asked if they will be using a private hauling service. Kolasa confirmed the use of a private trash hauler. McGinley provided no other comments.

THRASHER: Thrasher mentioned her preference to see an existing floor plan and a proposed floor plan to better determine the work being done. From the plans submitted, it is difficult to determine what is existing and what is being added. The occupancy of 55 people requires 2 exits, fire separation between this unit and the units above because it is a different occupancy classification and two restrooms for the public. The occupancy also changes from a B classification to an A2 classification which is more restrictive as far as fire safety. The kitchen

outlets should all be GFI protected. Without the existing and proposed floor plans it is difficult to know what permits will be required, or if this project needs to be reviewed by the State for a Construction Design Release. Thrasher asked if any changes were made to the existing hood. Kolasa said no changes were made and the hood was tested and checked out fine. Kolasa mentioned the building is fully sprinkled. Thrasher asked if there is a fire alarm system. Kolasa confirmed there is a fire alarm system. Thrasher said having a fully sprinkled building makes things easier for Kolasa. However, more information will be required before a determination can be made on what permits will be required for this project. Thrasher said it will be necessary to contact the Porter County Health Department to ensure all of their required inspections are met. Kolasa indicated they have spoken to the Health Department. All contractors working on the project must be registered with the City. Thrasher asked about the building address. Zhou said it will be necessary to check with Will Rose concerning the addressing.

THRASHER ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department witnessed a hood test. Typically, it is necessary to work through the Building Department for these types of things. The Fire Department follows the 2014 Indiana Building and Fire Codes. It will be necessary to have the fire alarm system tested by the Fire Department prior to opening for business. Thrasher said all inspections through the construction phase should be scheduled through the Building Department.

KENT: Submittal of a site plan showing the number of parking spaces dedicated for each use is necessary. Kent asked if there is office space in the building. Kolasa believes there is a counseling center and apartments. Kent requested a breakdown of the square footage for each use within the building to ensure there is adequate parking available. This property is zoned RT (Residential Transition). Within this zoning district the use of a restaurant is a limited use and must meet the following standards: 1. Restaurants must be less than 7,500 sq. ft.; 2. Restaurants in this zoning district are intended to serve students in the Campus Zoning District or employees in the Business Park, Light Industrial and Heavy Industrial Districts. Signage cannot be visible from a street that is a collector street or greater. Kent asked if there is existing signage at this site. Kolasa said there is no signage. Kent advised it will be necessary to look at this issue. Signage for this site must be appropriate. It will be necessary to seek a variance through the Board of Zoning Appeals. Kent will work with Kolasa and the sign company for the design of the sign. Kolasa asked if there is a size limit for a sign with lighting. Kent mentioned that for this district and the intended use, signage is supposed to be internal. If the project was a student hall or something similar, this would be permitted. However, in this case the project is outside the University property, so it will be necessary to work together to make sure the signage is compatible with the zoning district. Kent advised that the Board of Zoning Appeals meets the third Tuesday of the month at 7:00 p.m. The meeting will be held at 653 Hayes-Leonard Road in the Conference Room. The information for the Board of Zoning Appeals meeting must be turned in a month in advance. Kent conveyed one ADA parking space is required for each 25 regular spaces. The parking requirement for restaurants is one parking space per 75 sq. ft. of useable floor area. Restrooms and storage areas are not included in this calculation. The required parking for office space is three spaces per 1,000 sq. ft. of useable floor area. It is important to ensure there is adequate parking for the site. Kent asked if the parking lot is striped. Kolasa said it appears the lot was striped within the last year and he believes there are 22 regular spaces and 2 handicapped spaces. There is also separate parking for staff. Kent asked if there is a dumpster enclosure on the site. Kolasa said there is no dumpster; however, the intent is to have a dumpster. Kent conveyed a dumpster enclosure will be required as part of the overall development for the project. Referring to Section 2.406 of the Unified Development Ordinance is necessary. Kent asked if they intend to improve the lighting on the site. Kolasa indicated there is yard lighting, but there will be no additional lighting for the parking lot. A Sign Permit will be required. A Zoning Clearance is required.

ZHOU: The Engineering Department is interested in any additional site work being proposed. Zhou asked if any additional site work will be done other than adding signage and ensuring the parking lot will be adequate for the site. Kolasa said there will be no additional site work for the project. Zhou presented no other comments. **Note: Zhou spoke to Will Rose, Engineering Department, concerning the building address. Mr. Rose indicated that using 607 Lincolnway for the building is acceptable.**

SCOTT: Submittal of an internal plumbing plan is necessary. Scott asked about an oil and grease interceptor. Kolasa indicated there is an existing 1,000-gallon oil and grease interceptor located outside.

ON BEHALF OF MARK GESKEY: There is existing backflow protection at this location. Since no water or sewer work will be done outside the building, Geskey provided no other comments.

ISSUES TO BE RESOLVED:

Provide a Plan for Existing Conditions
Provide a Plan for Proposed Changes
Detailed Site Plan
State Design Release (if required)
Building Permit
Contact Porter County Health Department
All Contractors Must Be Registered with the City
Signage/Fencing Permit
Provide Square Footage Breakdown for All Uses in the Building
Provide a Site Plan Showing the Number of Parking Spaces
Zoning Clearance
Internal Plumbing Plan
Board of Zoning Appeals Variance for Signage